**CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

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| **Application Number** | PL/2020/03007/PPOL |
| **Address** | 84 Chelmsley Lane Marston Green Solihull B37 7BP |
| **Proposal** | Erect 2 No. semi-detached dwellings to rear of 84 Chelmsley Lane. |
| **Case Officer** | Rebecca Hadley |

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| **Date comments sent** | 20 January 2021 |
| **Name of consultee department** | Flood Risk Management |
| **Consultation response author** | Sudhakar Yallanki |

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| No Comments |  |
| No Objection |  |
| No Objection Subject to Conditions | **✓** |
| Objection |  |
| Further information Requested |  |
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| **Comments:** (Please explain the reason for your response) |
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| **Further information required (if applicable):**(Please explain the reason for your response) |
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| **Amendments recommended (if applicable):**(Please explain the reason for your response) |
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| **Recommended conditions (if applicable):**(Please provide justification for any pre-commencement conditions) |
| **Condition 1 – Soakaway Details**The development shall not be commenced until such a time as a scheme to manage the surface water runoff from the development has been submitted to and approved in writing by, the Local Planning Authority, with no occupation until the scheme is operational. The submitted details should include:1. Results of infiltration tests, carried out in accordance with BRE 365 or similar to determine the suitability of the site for infiltration. If infiltration is deemed to be suitable, the proposed soakaway(s) should be designed in accordance with BRE 365 also.
2. A plan indicating the size and location of the proposed soakway
3. If a soakaway is demonstrated to not be suitable then details of an alternative SuDS system should be submitted.
4. Construction details

Maintenance plan for the whole drainage system in accordance with the SuDS manual |
| **If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:** |
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| **If the application requires a S106 contribution/ requirement, please include the following information:**Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/uksi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and The tests are:1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.
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| * Contribution description
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| * Contribution amount £ (if applicable). Please provide justification.
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| * Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation…)
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| * Trigger point for works to be undertaken (if applicable)
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